

ATTACHMENT 2

32 Pritchard HPC Revisions Requests

Jan 2023

1. Side Entry Awning (5V crimp metal roof 70" wide x 30" extension from the house)
2. Non-heated Carport Shed (board and batten siding with 5V crimp metal roof)
3. Removed Porch Brackets and Porch Side Wrap
4. Added Shutters (wood)
5. Front and Rear Gable board & batten change of material (cypress)
6. Addition of Gutters (1/2 round metal)
7. Deck Extension
8. Front Post and Beam Trim change of material (cypress)

ATTACHMENT 2

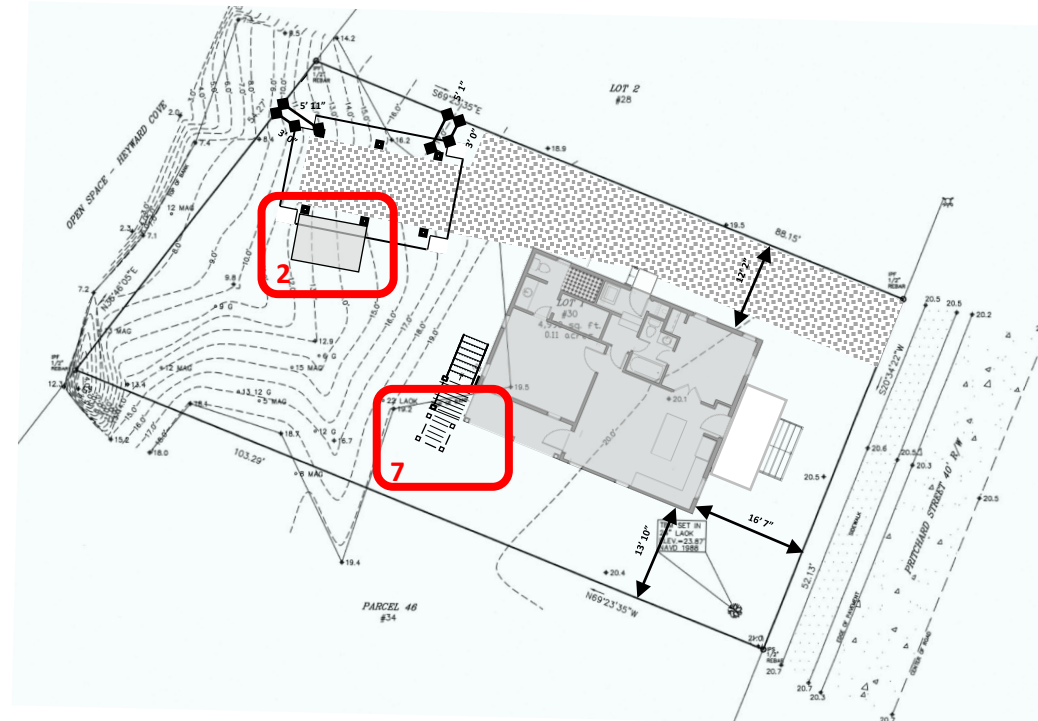


REFERENCE PLAN



- LEGEND
- CMS - CONCRETE MONUMENT SET
 - CMF - CONCRETE MONUMENT FOUND
 - IPF - IRON PIN FOUND
 - # - INDICATES STREET ADDRESS
 - TBM - TEMPORARY BENCH MARK
 - B5L - BUILDING SETBACK LINE
 - TELEPHONE PEDESTAL / COMMUNICATOR
 - SEWER LATERAL
 - SANITARY SEWER MANHOLE
 - ELECTRIC BOX
 - SPOT ELEVATION SHOTS
 - CONTOUR LINES
 - XFMR - TRANSFORMER
 - WATER LATERAL
 - WATER METER
 - IRRIGATION CONTROL VALVE
 - FIRE HYDRANT
 - GRATE INLET
 - POWER POLE
 - O.H.P.L. - OVER HEAD POWER LINE
 - GUY LINE
 - LIGHT POLE
 - STORM DRAIN MANHOLE
 - FIBEROPTICS MANHOLE

- TREE LEGEND
- WHOK - WHITE OAK
 - LAOK - LAUREL OAK
 - LOK - LIVE OAK
 - WOK - WATER OAK
 - ROK - RED OAK
 - PCAN - PECAN
 - MAG - MAGNOLIA
 - HIC - HICKORY
 - MPL - MAPLE
 - PLM - PALMETTO
 - CHY - CHERRY
 - HLV - HOLLY
 - CDR - CEDAR
 - RDB - RED BUD
 - SAS - SASSAFRAS
 - DOG - DOGWOOD
 - SB - SUGARBERRY
 - P - PINE
 - G - GUM
 - B - BAY



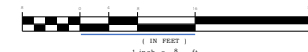
A NEW RESIDENCE FOR
MICHELLE & ROB NURNBERG
32 PRITCHARD STREET

S.1
SITE PLAN

Date _____
Scale _____



GRAPHIC SCALE

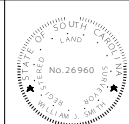


NOTE: THE ELEVATIONS SHOWN ARE PER NAVD 1988 DATUM.

T SQUARE SURVEYING
PROFESSIONAL LAND SURVEYORS

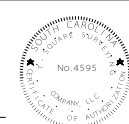
PO Box 30
1500 Quail Road
Bluffton SC 29909
www.tsquare.com
Phone 803/5952800 Fax 803/5952798

JOB No. 21-0377



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

WILLIAM J. SMITH, PLS # 26960



THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

ROBERT & MICHELLE NURNBERG

A TREE & TOPOGRAPHIC SURVEY OF LOT 1, PRITCHARD STREET, A PORTION OF TAXMAP # 39A, DISTRICT 610, TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39A, PARCEL 45

Notes:
1. According To FEMA Flood Insurance Rate Map # 450201 0001A, This Lot Appears To Lie In A Federal Flood Plain Zone C, Minimum Required Elevation NA 10.0000
2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search.
3. The Survey Was Performed Without The Benefit Of A Wetland Delineation.
4. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design/Construct Construction.
Reference: 01/09/2010
PLAT BOOK 155-A, PAGE 9

DRAWN BY: B.M.S.

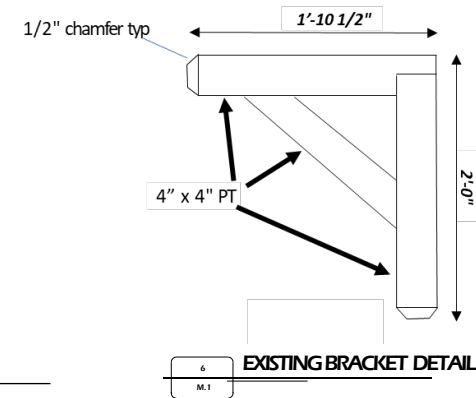
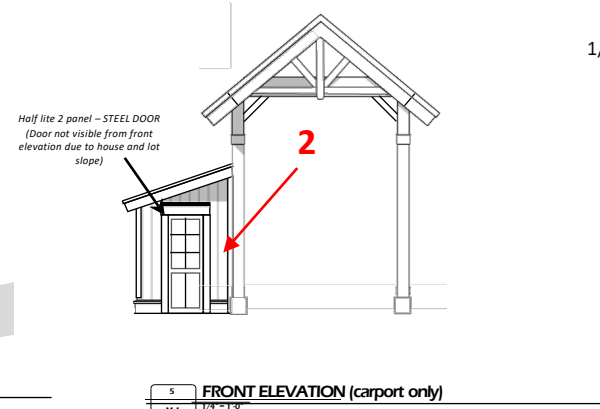
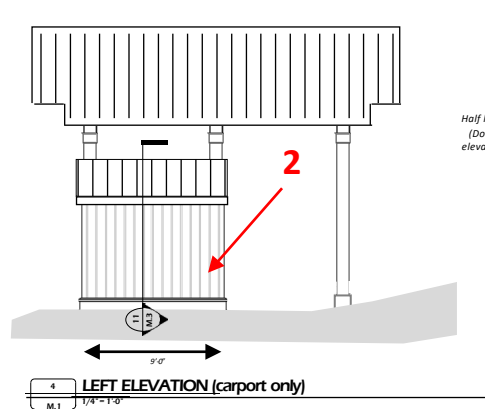
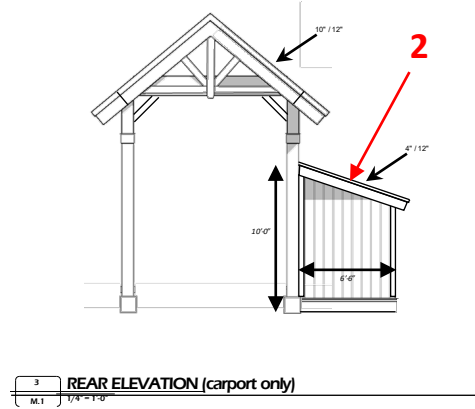
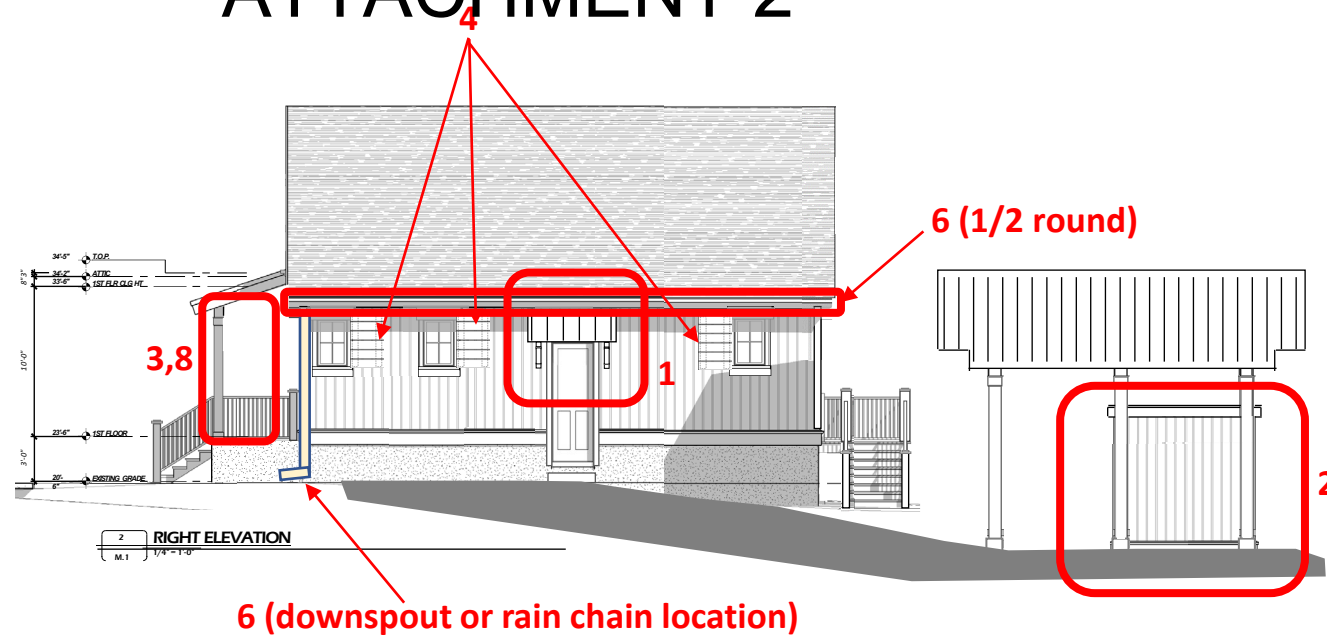
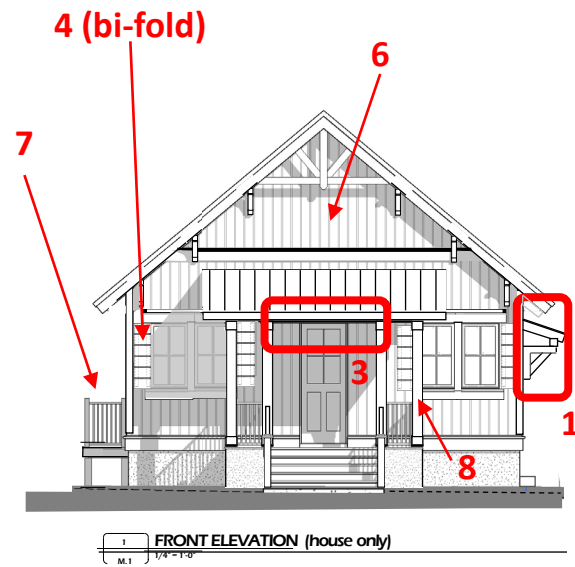
APPROVED BY: W.J.S.

PARTY CHIEF: W.J.S.

DATE: FEBRUARY 19, 2021

PLAT DATE 9/9/2021 11:11:55 AM

ATTACHMENT 2



THE CONTRACTOR SHALL CHECK, COORDINATE AND VERIFY ALL DIMENSIONS AND CONSTRUCTION DETAILS BEFORE STARTING ANY CONSTRUCTION. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD INTERNATIONAL AND THE NATIONAL ELECTRICAL CODE, CURRENT PLUMBING CODE OF THE SOUTHERN BUILDING CODE COURSES, AND THE SOUTHERN BUILDING CODE. THE CONTRACTOR IS TO OBTAIN ALL BUILDING PERMITS REQUIRED.

MODIFICATION OF RESIDENCE OF
MICHELLE & ROB NURNBERG
32 PRITCHARD STREET

ELEVATIONS

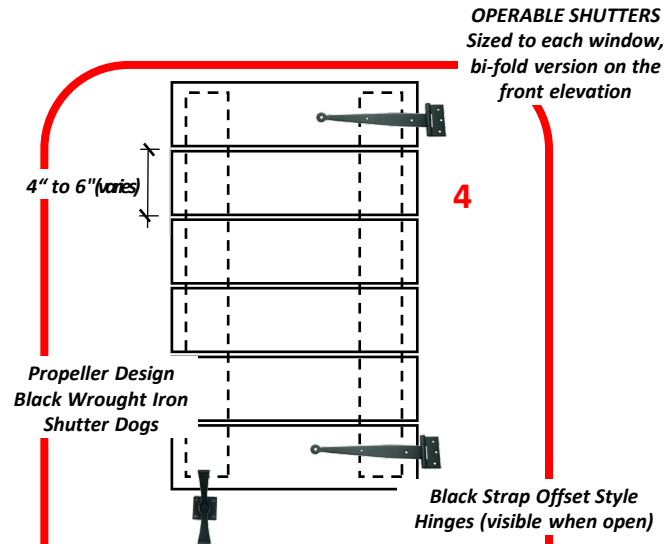
Project#

Date

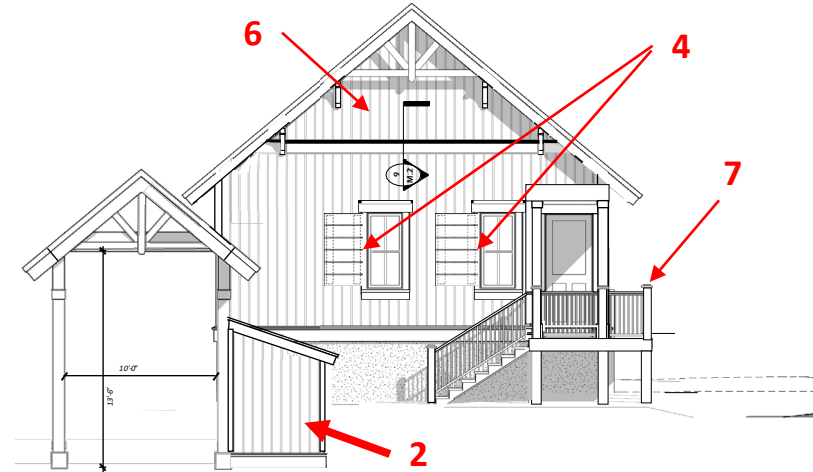
M.1

Scale 1/4" = 1'-0"

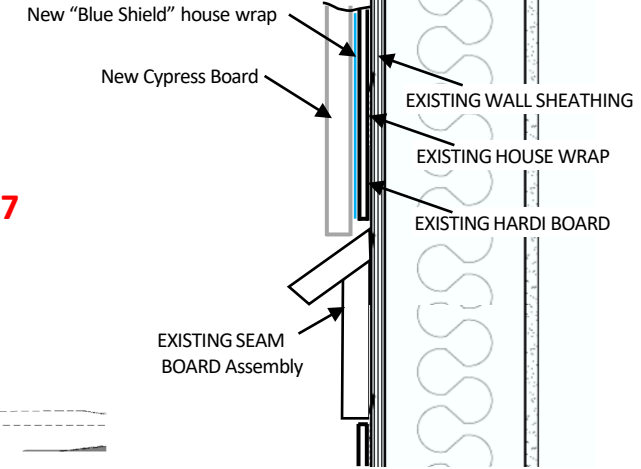
ATTACHMENT 2



SHUTTER DETAIL (open position)

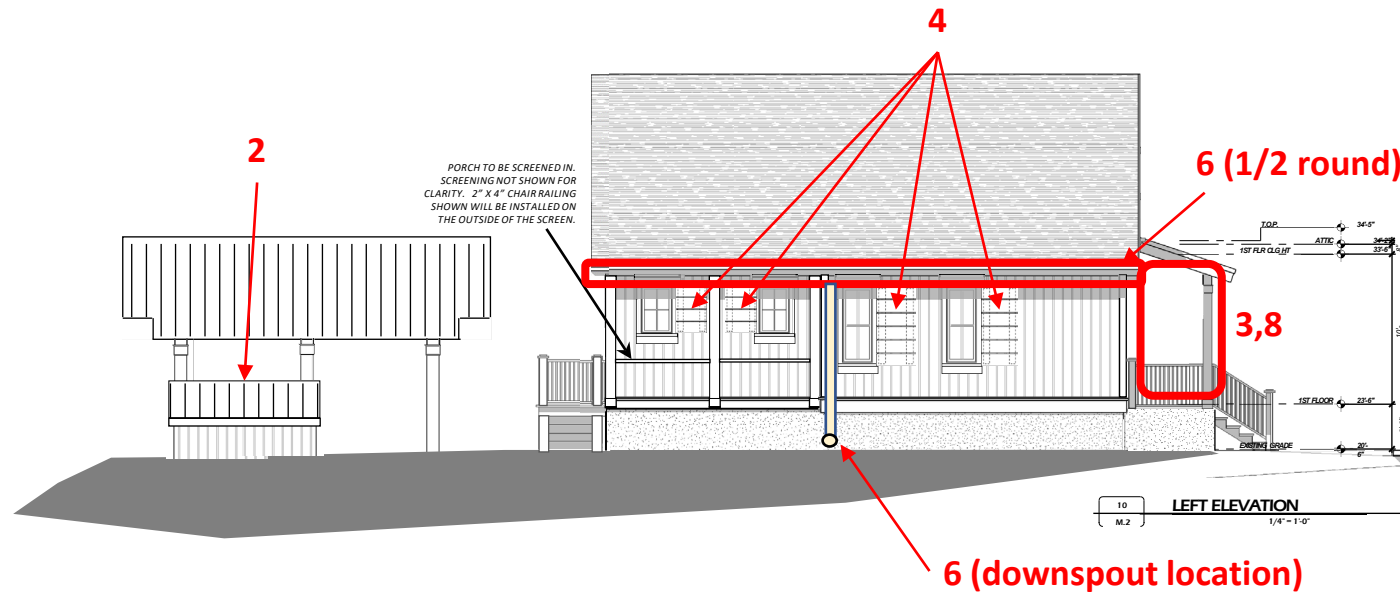


8 REAR ELEVATION
M.2 1/4" = 1'-0"



Note - According to the best practices manual from James Hardie, existing siding can be used as a substrate as long as it is in good condition, meaning that it is not warped, bowed, curling, delaminated, or rotting.

9 REAR GABLE Section (between batten strips)
M.2 NTS



10 LEFT ELEVATION
M.2 1/4" = 1'-0"

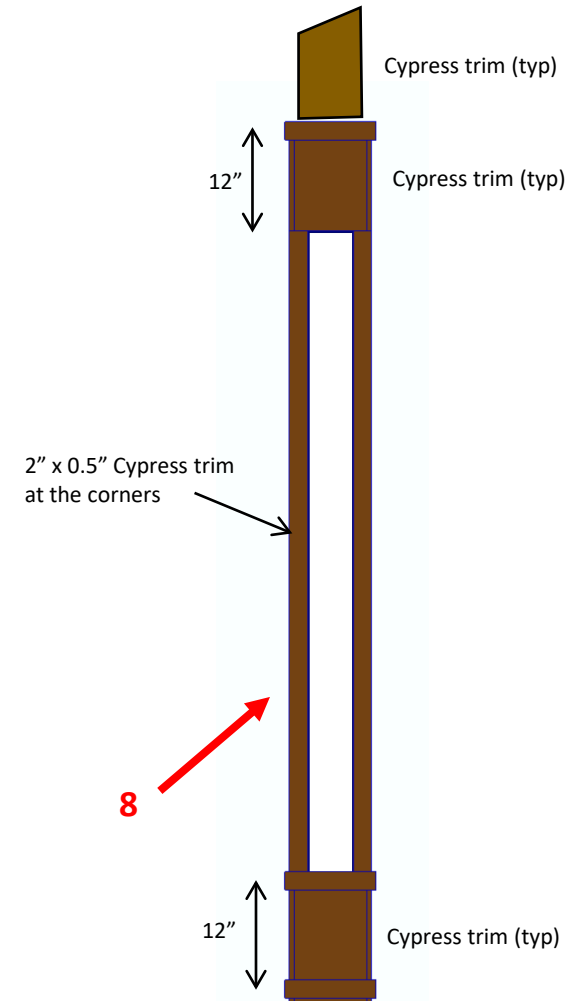
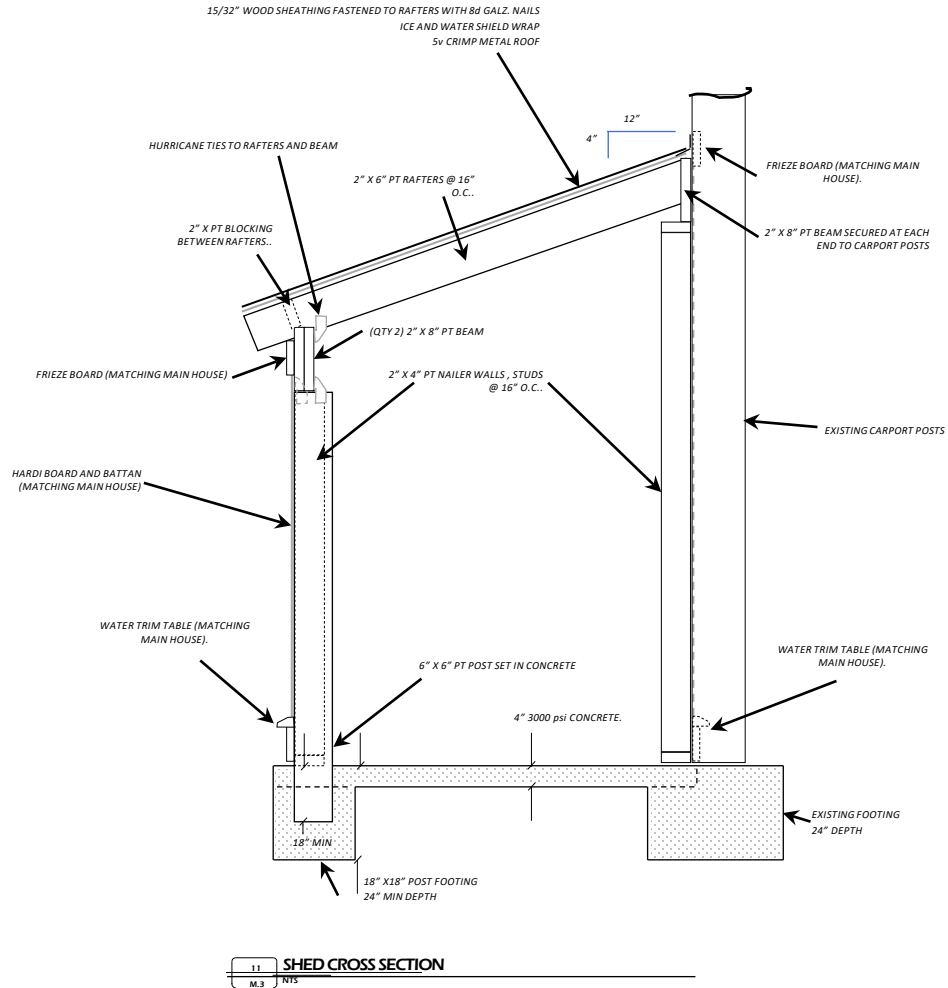
THE CONTRACTOR SHALL CHECK, COORDINATE AND VERIFY ALL DIMENSIONS REPORT ANY DISCREPANCIES TO THE DESIGNER. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE, THE STANDARD MECHANICAL CODE AND THE STANDARD ELECTRICAL CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ALL OTHER APPLICABLE BUILDING CODES. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS.

MODIFICATION OF RESIDENCE OF
MICHELLE & ROB NURNBERG
32 PRITCHARD STREET

ELEVATIONS

Project#
Date
M.2
Scale 1/4" = 1'-0"

ATTACHMENT 2



THE CONTRACTOR SHALL CHECK, COORDINATE AND VERIFY ALL DIMENSIONS AND CONSTRUCTION DETAILS BEFORE STARTING ANY CONSTRUCTION AND SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD BUILDING CODE, THE STANDARD MECHANICAL CODE AND THE STANDARD PLUMBING CODE OF THE SOUTHERN BUILDING CODE CONGRESS INTERNATIONAL AND THE NATIONAL ELECTRICAL CODE. THE CONTRACTOR SHALL OBTAIN ALL BUILDING PERMITS REQUIRED.

MODIFICATION OF RESIDENCE OF
MICHELLE & ROB NURNBERG
32 PRITCHARD STREET

ELEVATIONS

Project#	
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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M.3

Scale 1/4" = 1'-0"